

Nicolaus 95659

ZIP code · CA · California > Sutter County > Nicolaus

\$720K

MEDIAN SALE PRICE

-15.3%

1-YR CHANGE

3

SALES (12 MO)

\$541K

MEDIAN VALUE (AVM)

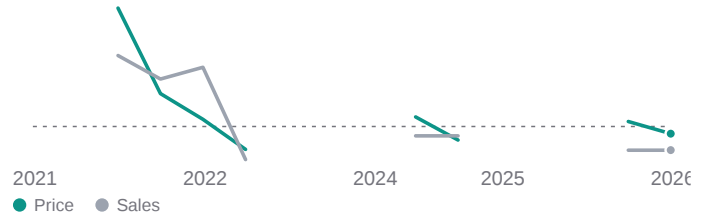
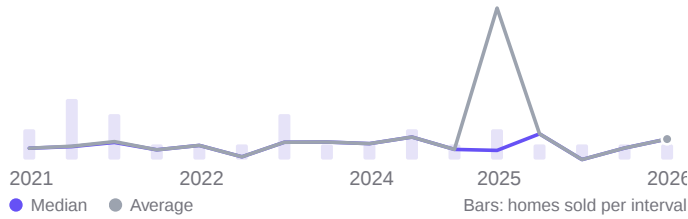
MARKET TRENDS (5 YEARS)

Sale prices

Median \$720K · Average \$720K

Growth (year over year)

Price -15.3% · Sales -50.0%



Price per square foot

\$418/ft²

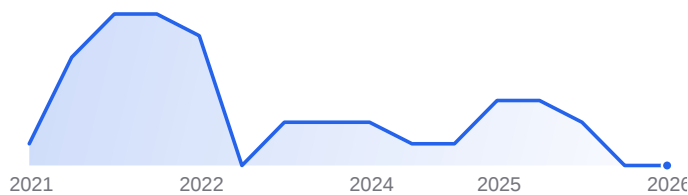
Sale premium vs estimated value

-0.0%



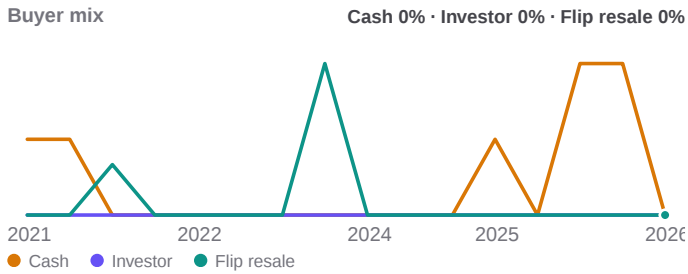
Annual turnover (share of homes sold)

1.2%



BUYERS & OUTCOMES

Buyer mix

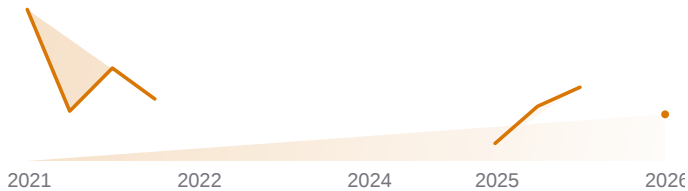


Sellers who sold at a gain

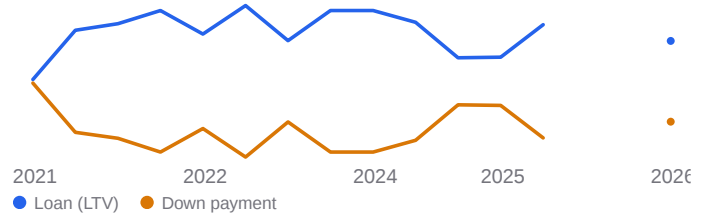
100%

Median annualized return at resale

+4.9%

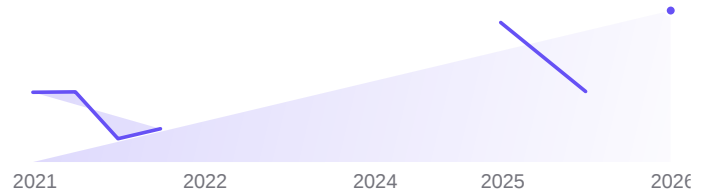


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



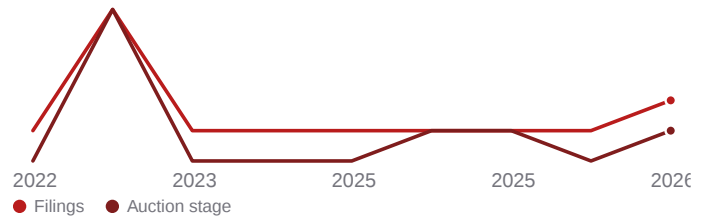
Typical hold before selling

31.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	252
Median value (AVM)	\$541K
Median size	1,583 ft²
Median bedrooms	3
Median year built	1973
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.6%
Owner occupied	71%
Company owned	39%
Median loan-to-value	25%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	877
Density	14 / mi²
Median household income	\$73K
Average household income	\$109K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	103
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	15.7%
Unemployment	2.6%
Average temp	61°F
Annual precip	20 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.